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BILL BANNISTER
Sales & Lettings

3 Polgine Lane

Troon, Camborne, TR14 9DY

£210,000

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This detached bungalow is offered with no onward chain and benefits from well presented accommodation having replacement double glazing. The felt roof on the conservatory was replaced with a fibreglass roof in April 2025 which carries a 20 year warranty from 25/2/2025. Some electrical works have also been carried out and we have paperwork regarding this. Gas fired central heating is provided with a gas fire in the lounge and a back boiler. The fitted kitchen includes an oven, hob and hood and both bedrooms have the benefit of fitted wardrobes. Externally there low maintenance enclosed gardens, parking facilities and a garage. Troon village offers bus services and a convenience store/post office.

ENTRANCE HALL

Obscure glazing and a radiator.

LOUNGE

16'1" x 11'1" (4.91m x 3.39m)

Focal point gas fire and surround with a back boiler. Radiator.

BEDROOM 1

11'1" x 11'3" (3.39m x 3.43m)

Radiator and built-in wardrobes.

BEDROOM 2

9'10" x 8'9" (3.02m x 2.67m)

Radiator and built-in wardrobes.

KITCHEN

10'2" x 8'7" (3.11m x 2.62m)

Single drainer stainless steel sink unit plus working surfaces with tiled splash backs and cupboards and drawers beneath. Complementary eye level cupboards and a fitted oven, hob and extractor hood. Tiled floor, a radiator and an airing cupboard. Open access and step down to:

CONSERVATORY/DINING ROOM

10'9" x 7'4" (3.28m x 2.25m)

A dual aspect overlooking the rear garden. Radiator and external door.

SHOWER ROOM

8'0" x 5'4" (2.46m x 1.63m)

Corner shower cubicle with a Mira electric shower. Enclosed wash hand basin and wc. Radiator and two windows.

OUTSIDE

To the front parking facilities are provided on the driveway leading to the SINGLE GARAGE 2.90m x 5.02m (9'6 x 16'6) with an up and over door. The front garden is enclosed by block walling and is low maintenance being laid to shingle with mature flower borders. To the rear the garden is again low maintenance being paved with low walled flower borders and a timber garden shed. It is enclosed by side block walling and a rear timber fencing.

DIRECTIONS

From Camborne railway station proceed over the level crossing, up the hill and through the village of Beacon. Continue into the village of Troon and just before the garage on the left turn left into Polgine Lane where the property will be found on the left hand side.

AGENTS NOTE

TENURE: Freehold.
COUNCIL TAX BAND: A.

Please note the driveway was underpinned in 1986.

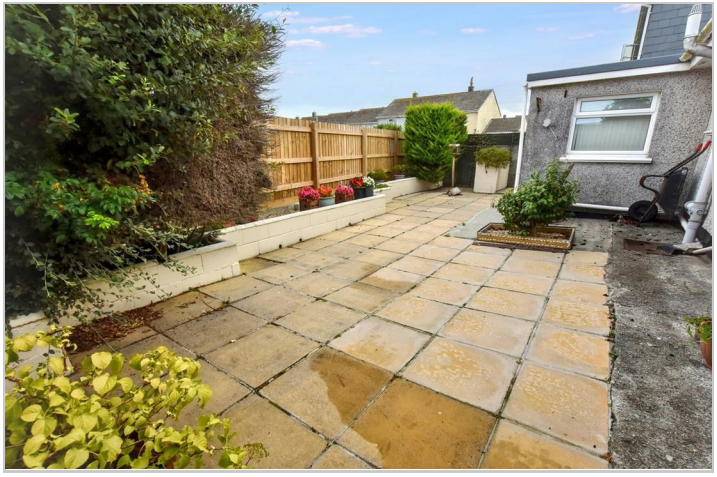
SERVICES

Mains drainage, mains water, mains electricity and mains gas heating.

Tel: 01209 210333

Broadband highest available download speeds - Standard 5 Mpbs, Superfast 80 Mpbs, Ultrafast 1000 Mpbs (sourced from Ofcom).

Mobile signal -
EE - Good outdoor, Three - Variable outdoor, O2 - Variable outdoor, Vodafone - Variable outdoor (sourced from Ofcom).

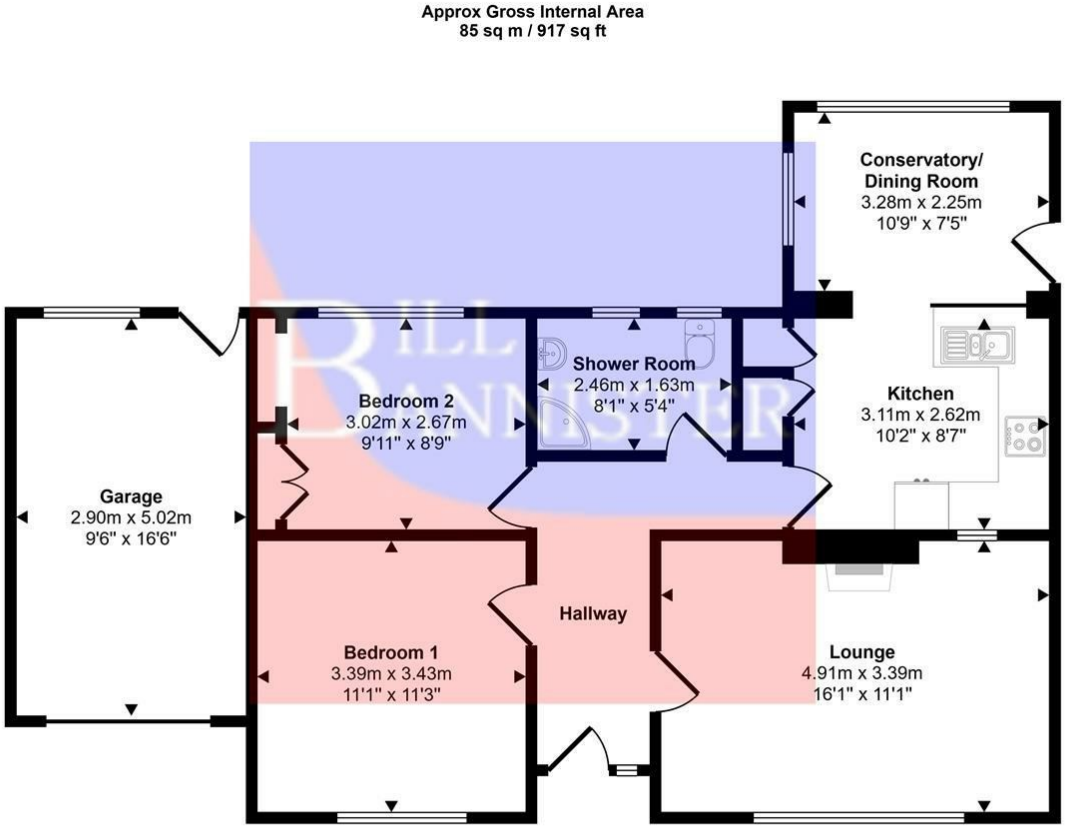


Road Map

Hybrid Map

Terrain Map

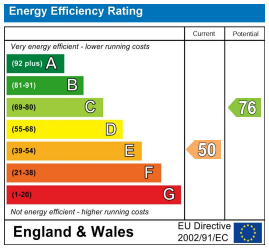
Floor Plan

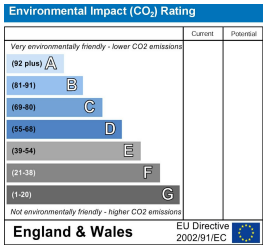


Viewing

Please contact our Redruth Office
on 01209 210333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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